



THE CITY OF SAN DIEGO

Date of Notice: October 7, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006212

PROJECT NAME/NUMBER: HAINES STREET TOWNHOMES / 446317

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 2

LOCATION: 4105 – 4109 Haines Street, San Diego, California 92109

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT and TENTATIVE MAP to demolish an existing 1,554-square-foot single-dwelling unit and construct three, three-story detached units with enclosed garage and basement totaling 7,357-square-feet. Additionally, the project would consolidate the lots and create three condominiums. Various site improvements would also be constructed that include associated hardscape and landscape. The proposed project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.14 acre project site is located at 4105 - 4109 Haines Street. The land use designation is Multi-Family Residential (14 – 29 dwelling units per acre) in the RM-2-5 zone (Residential – Multiple Unit, permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area). Additionally, the project site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: The South ½ of Lots 37, 38, 39, 40 in Block 303 of Pacific Beach according to Map No. 923.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that

consists of the construction and location of limited numbers of new, small facilities or structures, including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:	William Zounes
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On October 7, 2016 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 21, 2016). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.